



Malham Drive, Lincoln



**£325,000**

- Detached House
- Four Bedrooms
- NO ONWARD CHAIN
- Popular Location
- Bathroom, Ensuite & Downstairs WC
- Garage & Driveway
- Freehold
- EPC rating D



Extended FOUR BEDROOM Detached House located located off Skellingthorpe Road. Perfectly positioned within walking distance of the local schools, shops, doctors and offers excellent road links via the A46 to Lincoln.

The accommodation on offer comprises Entrance Porch, Hallway, WC, Lounge, Dining Room, Breakfast Kitchen with Utility to the ground floor. To the first floor there are Four Bedrooms with En-Suite shower room to the main bedroom and family bathroom. Externally the property offers a block paved driveway with room for two cars leading to the integral single garage and enclosed lawned garden with spacious patios and summer house.

The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

#### Porch

With the entrance door and access to the wc.

#### WC

With a window to the front aspect. low level wc, wash hand basin and radiator.



### Entrance Hall

With door to the porch, stairs to the first floor and radiator.

### Lounge 13'9" x 12'2" (4.2m x 3.7m)

With a window to the front aspect, electric fireplace and radiator.

### Dining Room 9'11" x 10'4" (3m x 3.1m)

With french doors leading to the rear garden and radiator.

### Kitchen 8'5" x 10'4" (2.6m x 3.1m)

Window to rear aspect. Fitted with a range of wall and base units with worktops over, one and a half sink with drainer, freestanding multi fuel cooker and space and plumbing for dishwasher.

### Utility Room 8'1" x 9'7" (2.5m x 2.9m)

With a window to the rear aspect, door leading to the rear garden. Fitted with base units with worktops over, space for washing machine, tumble dryer and fridge/freezer.

### Landing

With stairs to the ground floor and radiator.

### Bedroom One 8'5" x 16'9" (2.6m x 5.1m)

With a window to the front aspect, en-suite and radiator.

### En-Suite

With a window to the rear aspect, vanity wash hand basin, enclosed shower and radiator.

### Bedroom Two 12'4" x 12'7" (3.8m x 3.8m)

With a window to the rear aspect and radiator.

### Bedroom Three 11'11" x 8'10" (3.6m x 2.7m)

With a window to the front aspect and radiator.





#### Bedroom Four 8'8" x 9'4" (2.6m x 2.8m)

With a window to the front aspect and radiator.

#### Bathroom

With a window to the rear aspect, airing cupboard, low level wc, wash hand basin, panelled bath with shower over and radiator.

#### Garage 16'2" x 8'1" (4.9m x 2.5m)

With an up and over door to the front aspect, power and lighting.

#### Outside

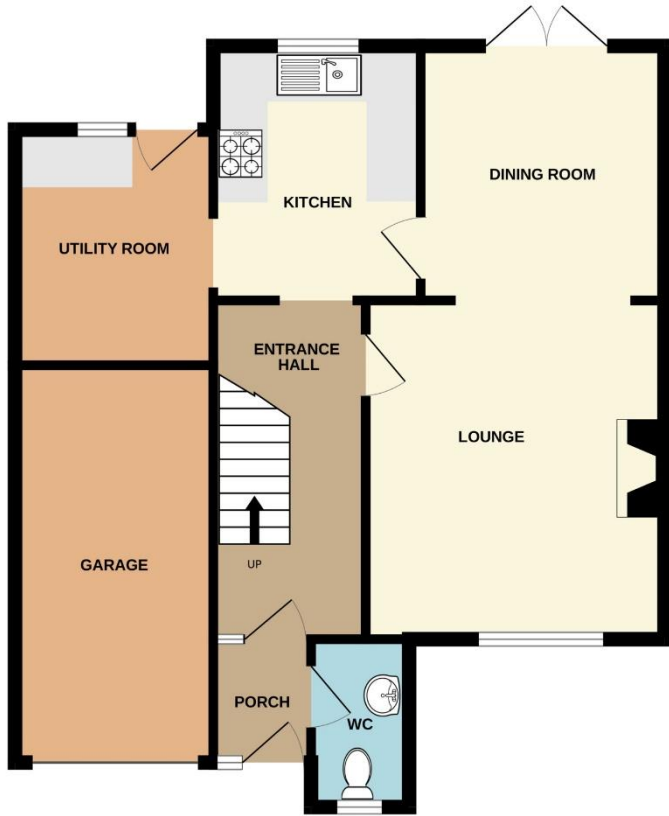
To the front of the property is a lawned garden, block paved driveway leading to the garage and entrance door. To the rear of the property is an enclosed lawned garden surrounded by mature shrubs, patio and summer house.

#### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



**GROUND FLOOR**  
691 sq.ft. (64.2 sq.m.) approx.



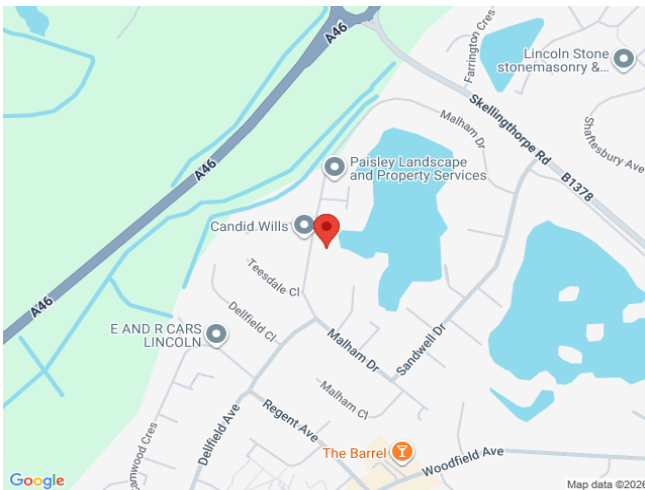
**1ST FLOOR**  
610 sq.ft. (56.6 sq.m.) approx.



MALHAM DRIVE, LINCOLN, LN6 0XD

TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk